



DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN

TIMBER SALE PROSPECTUS #7928

REVISION NOTICE #1 - September 16, 2026

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on Tuesday, October 13, 2026

LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO Box 456, 9966 Twin Lakes Road, Vanderbilt,

This prospectus has been modified with the following changes.

The scheduled bid date and time have been changed. The scheduled bid date and time were Tuesday, October 06 2026 9:00 AM (local time) and **have been changed to Tuesday, October 13 2026 9:00 AM (local time)**. The bid date was rescheduled due to another Forest Management Unit conducting their bid opening on the same date and at the same time.

We apologize for any inconvenience this may have caused. If you need assistance, please contact Mark Monroe at 989-983-4101.



**DEPARTMENT OF NATURAL RESOURCES
STATE OF MICHIGAN
TIMBER SALE PROSPECTUS #7928**

SCHEDULED SALE DATE AND TIME: 9:00 a.m. (local time) on October 6, 2026.

LOCATION: PIGEON RIVER COUNTRY MGMT UNIT, PO BOX 456, 9966 TWIN LAKES ROAD, VANDERBILT, MI

CONTACT NAME: Mark Monroe

PHONE NUMBER: (989) 983-4101

PROSPECTUS NOTE: The bidder is advised to inspect the sale area and review the location, estimated volumes, operating costs and contract terms of proposed sales. Please be aware that some landowners may request 60 days or more notice for access across their land.

Notice is hereby given that bids will be received by the Unit Manager, PIGEON RIVER COUNTRY MANAGEMENT UNIT, for certain timber on the following described lands:

Ice Rangeline West Hardwoods (53-009-26) / T32N, R02W, SEC. 12, SESE.

T32N, R02W, SEC. 13, E1/2NW, NE, NESW, N1/2SE.

Otsego County, Advertised Price \$19,405.05, 159.2 Acres, Hardwood, Sugar Maple.

SALE NOTE: This timber sale includes some of the highest quality northern hardwood stands in the Pigeon River Country. The majority of marked trees were damaged in the ice storm of March 2025, most having broken crowns and a smaller amount having bent or broken main stems. The Purchaser should harvest the timber as soon as possible to avoid further deterioration in quality.

TIMBER SALE INFORMATION

Ice Rangeline West Hardwoods (53-009-26)
T32N, R02W, SEC. 12; T32N, R02W, SEC. 13.
Otsego County (Advertised Price \$19,405.05)

SALE NOTE: This timber sale includes some of the highest quality northern hardwood stands in the Pigeon River Country. The majority of marked trees were damaged in the ice storm of March 2025, most having broken crowns and a smaller amount having bent or broken main stems. The Purchaser should harvest the timber as soon as possible to avoid further deterioration in quality.

A timber sale contract for this lump sum, sealed bid timber sale will be awarded to the responsible bidder offering the highest sealed bid price. All units of volume listed below were estimated using the Inventory Manager computer program and the new Michigan taper model. Bids must be at or above the following advertised price for each product and species:

<u>PRODUCTS & SPECIES</u>	<u>ESTIMATED UNITS*</u>	<u>ADVERTISED PRICE</u>
Sawtimber		
Basswood	106.6 MBF	\$ 23.00 / MBF
Sugar Maple	248.1 MBF	\$ 45.00 / MBF
Pulpwood		
Basswood	257 Cords	\$ 9.95 / Cord
Mixed Hardwood	642 Cords	\$ 5.00 / Cord
Red Oak	4 Cords	\$ 5.40 / Cord

* The total volume is statistically estimated within plus (+) or minus (-) 12.79 percent. There are an estimated 1,732 cords on this timber sale, plus or minus 222 cords at the 95% confidence level. The estimated units are final and not subject to adjustment. Prospective bidders are urged to examine this timber and to make their own estimates of quantity and quality.

BOND AND PAYMENT SCHEDULE:

- A bond in the amount of \$1,940.51 to insure faithful performance of the conditions of the contract will be deposited by the successful bidder within 21 days of the sale award.
- Cutting in any sale or unit without the required advance payment would be considered a trespass.
- Total payment must be paid in advance or according to the following schedule :
 - Ten percent (10%) of the sale value must be paid within 21 days of the sale award.
 - The 10% down payment will be credited towards the first unit cut.
 - Payment for each of the following units must be made before cutting begins in that unit:

PAYMENT UNIT NUMBER	PERCENT OF TOTAL SALE VALUE
01	11.6%
02	19.5%
03	20.5%
04	15.5%
05	14.2%
06	8.4%
07	10.3%
- If no cutting takes place, the 10% down payment will not be refunded.
- Operations on the contract issued will terminate on 06/30/2029.

SALE STATISTICS

Volumes were calculated in cubic feet using the Michigan taper model. Cubic foot volume includes all wood inside bark for the product indicated. For display purposes, cubic feet were converted to cords and MBF using a simple conversion factor, e.g. 79 cubic feet per cord and 185 cubic feet per MBF. The cubic foot volumes are precise; the cords and MBF volumes are not. Cubic foot volume cannot be directly converted to cords or boards with precision.

SALE VOLUMES

The total estimated sale volume may not equal the sum of the species/products due to the nature of statistical calculations associated with double sampling methodology.

VOLUME		STATISTICAL RANGE IN CORDS		
TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
136,828	1,732	12.79%	1,510	1,954

VDU VOLUMES

A VDU is a Volume Determination Unit. Volumes and their associated statistics are calculated at the VDU level and summarized to the sale level. There is often a one to one relationship between a VDU and a Payment Unit, but not always, depending on the cruise design. Refer to the VDU TO PAYMENT UNIT table.

	VOLUME			RANGE IN CORDS	
VDU	TOTAL CUBIC FEET	TOTAL CORDS	PERCENT ERROR	MINIMUM	MAXIMUM
77	11,364	144	39.91%	86	201
84	96,037	1,216	16.18%	1,019	1,412
85	16,306	206	34.83%	135	278
184	13,121	166	35.02%	108	224
TOTAL:	136,828	1,732		1,348	2,116

VDU TO PAYMENT UNIT

When a VDU is associated with more than one Payment Unit (PU), the VDU volumes are assigned to the PU based on acres of the VDU within the PU.

VDU	VDU ACRES	PU	PU ACRES
77	7.9	7	7.9
84	121.1	1	0.2
		2	33.9
		3	35.5
		4	26.9
		5	24.6
85	24.3	1	24.3
184	5.9	6	5.9
TOTAL:	159.2		159.2

DESCRIPTION OF TIMBER BY PU (PU)

PU	MARKET GROUP	PRODUCT	QUANTITY	UNIT	ACRES	ADVERTISE PRICE			
1	Basswood	Sawtimber	9.5	MBF	24.5	\$2,243.00			
	Sugar Maple		29.2	MBF					
	Basswood	Pulpwood	22	Cords					
	Mixed Hardwood		94	Cords					
	Red Maple	Sawtimber	1.0	MBF					
	Beech	Pulpwood	36	Cords					
	Red Maple		1	Cords					
	Sugar Maple		55	Cords					
	Red Oak		4	Cords					
	Red Oak	Sawtimber	1.5	MBF					
2	Basswood	Sawtimber	22.9	MBF	33.9	\$3,792.25			
	Sugar Maple		46.3	MBF					
	Basswood	Pulpwood	59	Cords					
	Mixed Hardwood		119	Cords					
	Beech		19	Cords					
	Ironwood		1	Cords					
	Sugar Maple		99	Cords					
	3	Basswood	Sawtimber	24.1			MBF	35.5	\$3,969.20
		Sugar Maple		48.4			MBF		
		Basswood	Pulpwood	62			Cords		
Mixed Hardwood			124	Cords					
Beech			20	Cords					
Ironwood			1	Cords					
Sugar Maple			103	Cords					
4		Basswood	Sawtimber	18.2	MBF	26.9	\$3,012.75		
	Sugar Maple		36.7	MBF					
	Basswood	Pulpwood	47	Cords					
	Mixed Hardwood		95	Cords					
	Beech		15	Cords					
	Ironwood		1	Cords					
	Sugar Maple		79	Cords					
	5	Basswood	Sawtimber	16.6	MBF			24.6	\$2,756.65
Sugar Maple			33.6	MBF					
Basswood		Pulpwood	43	Cords					
Mixed Hardwood			87	Cords					
Beech			14	Cords					
Ironwood			1	Cords					
Sugar Maple			72	Cords					
6		Basswood	Sawtimber	13.7	MBF	5.9	\$1,633.80		
	Sugar Maple		17.1	MBF					
	Basswood	Pulpwood	16	Cords					
	Mixed Hardwood		78	Cords					
	Beech		14	Cords					
	Sugar Maple		64	Cords					
7	Basswood	Sawtimber	1.6	MBF	7.9	\$1,997.40			
	Sugar Maple		36.8	MBF					
	Basswood	Pulpwood	8	Cords					
	Mixed Hardwood		45	Cords					
	Ironwood		3	Cords					
	Sugar Maple		42	Cords					
TOTAL:			354.7	MBF					
TOTAL:			903	Cords					

Sale Specific Conditions & Requirements

Sale Name: Ice Rangeline West Hardwoods

Sale Number: 53-009-26 Seq#: 1

1 - Sale Area

1.2 - Boundaries

1.2.1 - Painted Boundaries (9/19)

The sale boundary and Payment Unit boundaries are marked and identified by blue and yellow paint. Exterior sale boundary lines against state are marked with blue paint. The southern sale boundary that borders the maintained food plot is not marked with blue paint. Interior Payment Unit boundaries are marked with yellow paint. The boundary between Payment Unit #'s 5 and 7 is Ford Lake Road and is not marked with yellow paint. The painted boundary between Payment Unit #'s 1-2 and between #'s 3-4 both fall on old access roads that may be used for hauling purposes. The painted boundary line trees are not Included Timber and are to be protected unless marked with orange paint.

2 - Timber Specifications

2.1 - Included Timber

2.1.1 - Clearcut Unit(s) with Unmerchantable Trees (6/14)

Within Payment Unit(s) #6, cut all trees that are two (2) inches or more at DBH, except do not cut green painted trees.

Note that Payment Unit #6 is a series of four small patch clearcuts located along Ford Lake Road and Rangeline Road.

2.1.3 - Cut Tree Marked Unit(s) (12/08)

Within Payment Unit(s) #'s 1-5, all trees are designated for cutting when marked with orange paint above and below stump height, regardless of merchantability.

2.1.7 - Leave Tree Marked Unit(s) (6/14)

Within Payment Unit(s) #7, cut all trees that are two (2) inches or more at DBH except for trees marked with green paint above and below stump height.

2.2 - Utilization

2.2.6 - Roundwood Operation Required (3/21)

The skidding of whole trees or tree segments with limbs attached is prohibited. All products must be produced as roundwood and forwarded to existing roads or landing areas in final product length.

2.2.9 - No Chipping Permitted (12/08)

Within Payment Unit(s) #'s 1-5, tops may not be chipped.

4 - Transportation

4.1 - Construction

4.1.3 - Slash and Earthen Piles (8/04)

Piles or windrows of earth along roads and landings that have been widened or constructed shall be leveled. Slash from road maintenance or construction, including stumps, shall be dispersed throughout the sale.

4.1.7 - Road Closure (10/11)

Overgrown roads that are reopened must be blocked to vehicle traffic upon completion of the sale. In general, this will require constructing a four (4') foot high berm of stumps and logs covered with earth. These roads must be rendered impassable to cars and trucks.

4.1.12 - No New Roads (1/12)

No new roads will be permitted in any Payment Unit. All operations are limited to existing roads.

4.2 - Maintenance

4.2.4 - Grading (10/16)

For completion of the sale, and if deemed necessary by the timber sale administrator, state forest roads must be graded. In general, this will require a road grader or bulldozer to shape up the roads after forest products have been hauled off site. This includes cleaning of drainage areas, grading, crowning and filling with gravel, if necessary. The grading equipment to be used must be approved by the Unit Manager or his/her representative.

4.2.5 - Two Wheel Drive Condition (2/04)

All existing trail roads on and adjacent to the Sale Area must be passable by two-wheel drive traffic for the duration of the sale.

4.4 - Access

4.4.3 - Access gate (12/08)

The access gate must be locked at the completion of each day unless otherwise approved by the Unit Manager or his/her representative.

5 - Operations

5.1 - Notification

5.1.3 - Well Heads and Natural Gas Pipelines (11/15)

The Purchaser is responsible for contacting the pipeline company Enbridge 10 days prior to operating equipment in the vicinity of well heads or natural gas pipelines. Contact Brian Vowell with Enbridge at 906-298-2488. Permission is required before harvest operations begin and must be submitted to the Unit Manager.

5.2 - Conduct of Operations

5.2.1 - Slash

5.2.1.10 - No Slash in Openings (5/10)

No brush or logging debris is to be left in the maintained wildlife opening which is indicated by G on the Timber Sale Map. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

5.2.2 - Hazard Trees/Snags

5.2.2.1 - Den Trees (10/16)

Obvious hollow and/or den trees shall be protected and left standing unless they are a safety hazard.

5.2.3 - Operating Restrictions

5.2.3.3 - Bark Slippage Restriction (3/09)

Within Payment Unit(s) #'s 1-5, cutting and skidding are not permitted during the period of March 15 to July 15. This restriction is because of bark slippage.

5.2.32 - Decking/Landing Restoration (9/13)

All decking and landing areas must have the surface area restored to a condition equal to or better than before. This is to ensure the proper regeneration of the stand. Wood debris, chips and "cookies" from trimmings must be removed or scattered away from landing and loading areas and may not be windrowed on the edge.

5.2.38 - No Decking Against Live Trees (2/04)

Cut products may not be decked against unmarked or designated leave trees.

5.2.43 - Opening Protection (2/21)

Activities will only be permitted in certain locations of the maintained opening along the southern boundary of the sale area. These areas will be determined by the timber sale administrator and discussed at the pre-sale meeting. Any damage to the opening shall be repaired according to specifications of the Unit Manager or his/her representative.

5.4 - Soil Protection

5.4.1 - Rutting Restriction, General (7/16)

Operations are to cease immediately if equipment and weather conditions result in rutting on skid trails which are 12 inches or greater in depth and 25 feet in length. The Unit Manager or his/her representative may restrict hauling and/or skidding if ruts

exceed the specified depth. With the Unit Manager or his/her representative's approval, the Purchaser may return to the area when the risk of rutting has decreased.

5.8 - Protection of Endangered Species

5.8.5 - Protection of Raptor Nests (3/13)

All trees with raptor nests will be protected if found during harvesting operations. Notification will be made to the Unit Manager or his/her representative who will notify the Wildlife Biologist so an onsite evaluation and recommendation can be made, if necessary.

6 - Safety and Fire Prevention

6.2 - Signing

6.2.1 - Road Posting (10/20)

The Purchaser is responsible for posting and maintaining caution signs on Rangeline Road and Ford Lake Road prior to beginning operations. The road must be posted at appropriate distances from the Sale Area to warn of logging activity and truck traffic. Signs must be removed when harvest operations are suspended or completed. The Purchaser will provide these signs.

7 - Other Conditions

7.2 - Extensions

7.2.2 - No Extensions (3/09)

There will be no extensions granted on this contract.

7.5 - Loss

7.5.1 - Deteriorating Timber (7/09)

The Sale Area has received damage from the ice storm of March 2025. The Purchaser should harvest the wood as soon as possible. The Department of Natural Resources is held free of responsibility of any further damage or deterioration due to delay in harvesting.



TIMBER SALE MAP

This information provided by authority of Part 525, 1994 PA 451, as amended.

Sale Number
53-009-26

Date
07/24/2026

Forest Management Unit	County	Mapped By: Rekowski
Pigeon River Country Mgt Unit	Otsego	Cruised By: Rekowski

Scale	Page	Of
1:12,000	1	1

Township	Range	Section(s) and Subdivision(s)
32N	02W	Sec. 12 SESE; Sec. 13 E1/2NW,NE,NESW,N1/2SE;

Cover Type

A = Aspen	J = Jack Pine	O = Oak	U = Upland Brush
B = Paper Birch	K = Rock	P = Lowland Poplar	UM = Upland Mix Forest
C = Cedar	L = Lowland Brush	Q = Mixed Swamp Conifer	V = Bog or Marsh
D = Treed Bog	LM = Lowland Mix Forest	R = Red Pine	W = White Pine
E = Swamp Hardwoods	M = Maple, Beech, Birch	S = Black Spruce	X = Non Stocked
F = Spruce/Fir	MC = Mixed Conifer	T = Tamarack	Y = Sand
G = Grass	MD = Mixed Deciduous		Z = Water
H = Hemlock	N = Marsh		

Density

0 = Non Stocked	5 = Pole Timber Medium
1 = Seedling Sapling Poor	6 = Pole Timber Well
2 = Seedling Sapling Medium	7 = Saw Timber Poor
3 = Seedling Sapling Well	8 = Saw Timber Medium
4 = Pole Timber Poor	9 = Saw Timber Well

Payment Unit Number	Acres	Payment Unit Number	Acres
1	24.5	5	24.6
2	33.9	6	5.9
3	35.5	7	7.9
4	26.9		

Ice Rangeline West Hardwoods
159.2 Acres

Legend

- Against State (Blue)
- Against State (Unpainted)
- Payment Unit (Yellow)
- Retention Area (Blue)
- Nearby Timber Sale
- Stand Boundary
- Pipeline
- Forest Access Route
- Administrative Access Only
- Paved Road
- Government Gravel/Dirt
- Berm
- Gate

